

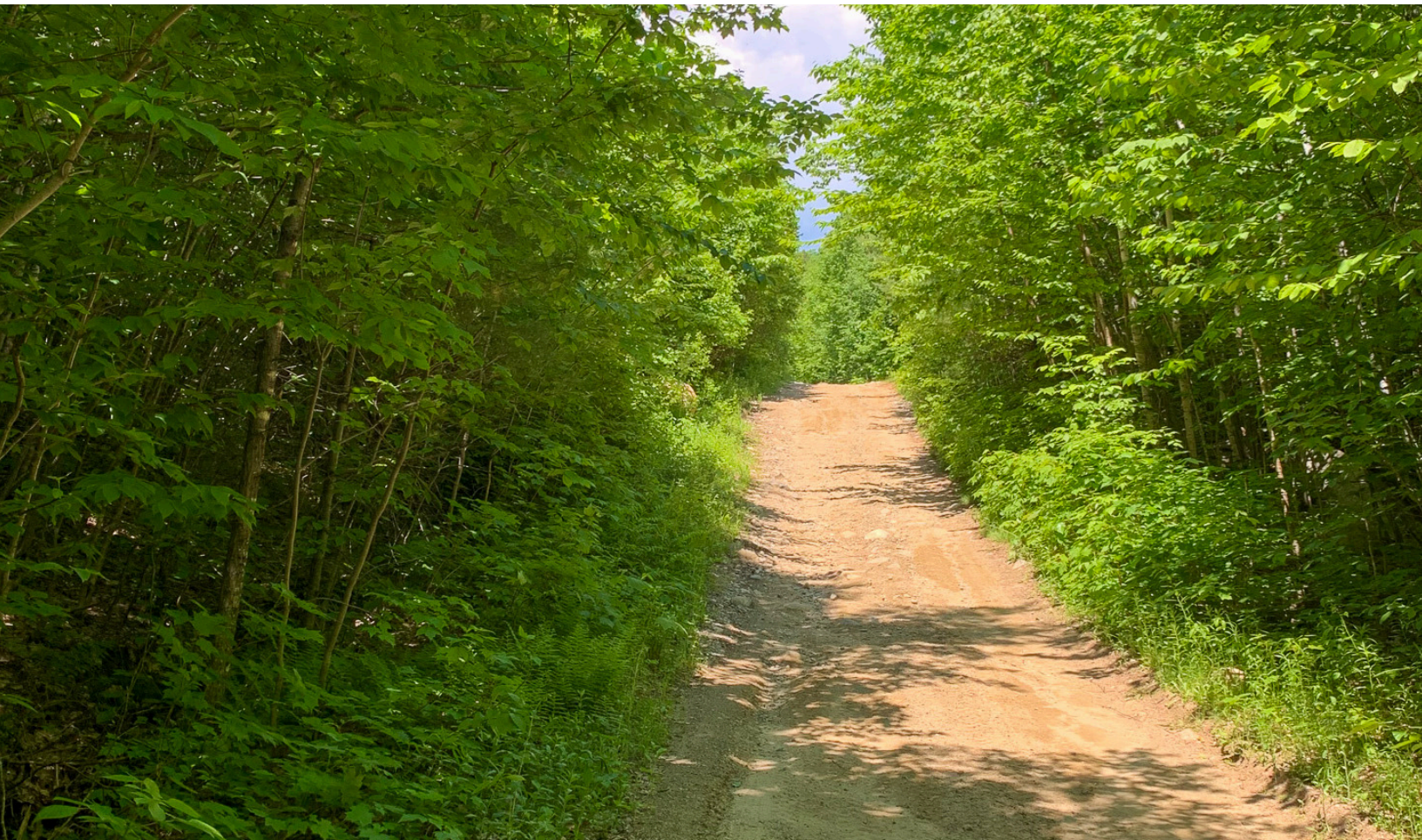
PRIVATE OASIS

PRIVATE | TWO ENTRYS | GATED ROAD

50± Acres

**M6 L32 Timberland Pass
Dixfield, Maine**

Recreational



\$135,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Escape the hustle and bustle of daily life and discover your own private oasis, just a short drive from town. Nestled on approximately 50 acres of pristine wilderness, this property offers endless opportunities for hunting and trapping amidst abundant wildlife.

Accessed via a private gated road, enjoy unparalleled seclusion with two separate entry points, one of which allows for potential utility connections, while the other presents the option for embracing sustainable living with solar power on the southeast-facing slope.

Explore the possibilities of creating a base camp within a clearing in the woods, with a network of old logging roads facilitating easy exploration into the property. Immerse yourself in the lush forest surroundings, complete with two spring-fed streams that ensure a constant connection to nature's tranquility.

Last selectively harvested in 2001, this parcel harmoniously combines natural beauty with practicality. Plus, with direct access to ITS 82, you can embark on snowmobile adventures right from your land.



Centrally located, this haven provides convenient access to Rangeley Lakes/Saddleback Mountain, Sunday River, and Sugarloaf, offering year-round recreational pursuits. From hiking the picturesque Tumbledown Mountain to unwinding by the serene Webb Lake, or savoring fine dining in nearby Weld, every day brings new adventures and experiences.

For fishing enthusiasts, the Androscoggin River, Webb River, and Wilson Lake beckon with their abundant bass and prime trout fishing spots. Whether you crave outdoor excitement or peaceful relaxation, the possibilities are endless in this captivating locale. Seize the opportunity to experience it firsthand—schedule your exclusive showing today.



**Lifestyle
Properties
of Maine**





M6 L32 TIMBERLAND PASS, DIXFIELD

PRICE **\$135,000**

TAXES \$262.30/2023

ACREAGE 50± ROAD FRONTAGE 1580±

Like what you see?
Scan to subscribe
to our monthly
newsletter



HOW FAR TO...



Shopping | 4.5± miles



Hospital | Rumford, 12± miles



Airport | Portland, 75± miles



Interstate | Exit #75, 45± miles



City | Portland, 73± Miles



Boston | 175± miles



Rachel Cohn

Sales Agent | REALTOR®



207.578.4273 cell



207.794.6164 office



rachel@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Rachel's bio and
other listings



Testimonial:

'My wife and I bought a piece of property in Maine this past summer and we chose Rachel Cohn as our agent. We are both extremely pleased with the service that Rachel provided for us. Our full time home is not in the state of Maine so I was worried that this would be a very challenging process however Rachel made this experience very easy and super smooth. Her expertise and knowledge of Land ownership truly helped us find and buy the property of mine and my wife's dreams. Rachel was always available to us and her communication is prompt and thorough. I will 100% use Rachel again in the future and I highly recommend her for others to use..'

Ray Pezzullo



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Oxford County Sheriff Dept
(207) 743-9554

Fire

38 Main St
(207) 562-7629

Town Office

46 Main St
(207) 562-8151
Monday-Friday 8a-4p

Tax Assessor

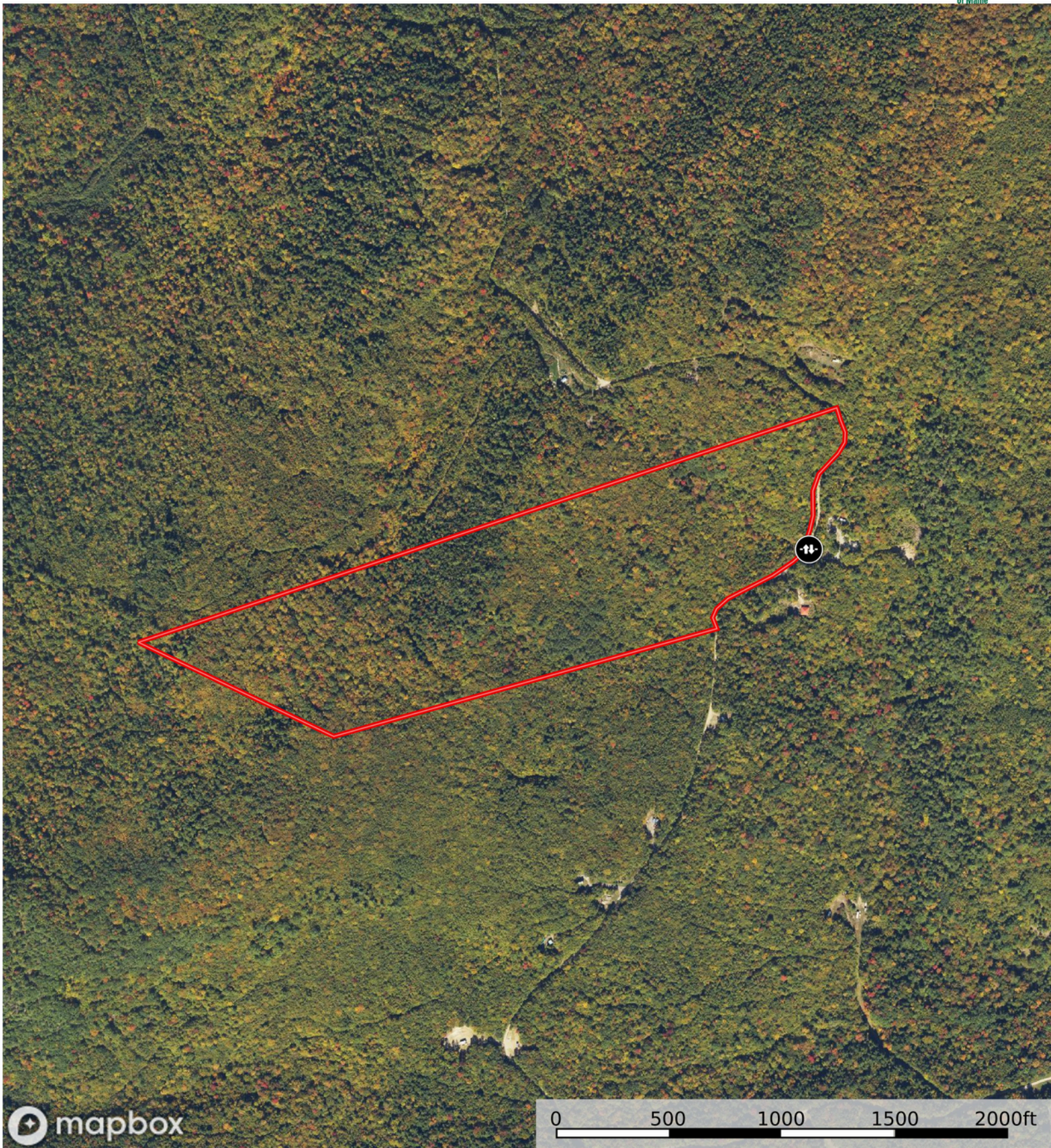
John O'Donnell & Assoc
info@jeodonnell.com
(207) 926-4044

Code Enforcement

Dixfield Town Office
(207) 562-8151

Dixfield- M6L32 Timberland Pass, 50± Acres

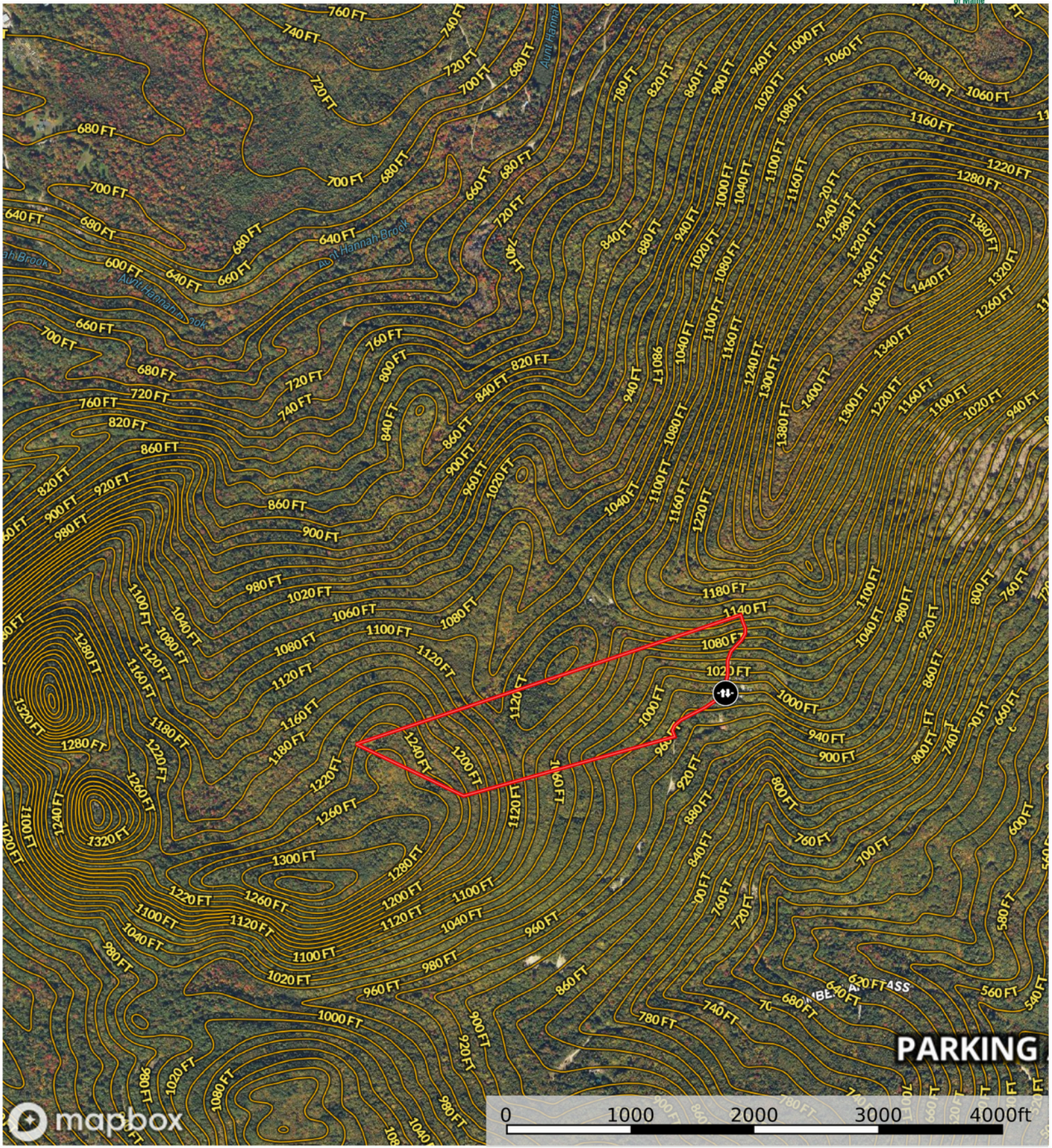
Oxford County, Maine, AC +/-



★ Star 1 🚪 Gate 📐 Boundary

Dixfield- M6L32 Timberland Pass, 50± Acres

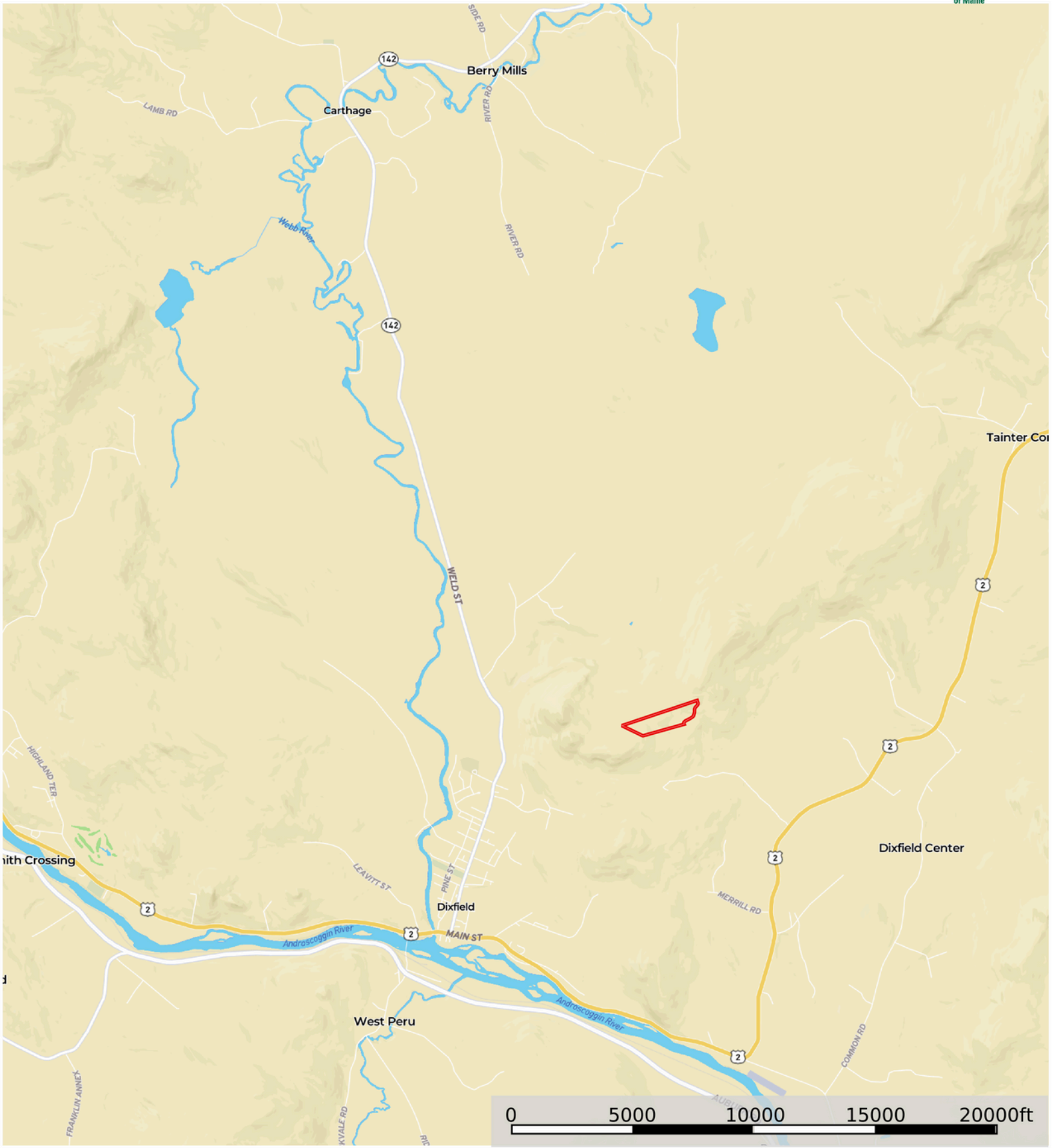
Oxford County, Maine, AC +/-



- ★ Star 1
- ⊕ Gate
- ▭ Boundary

Dixfield- M6L32 Timberland Pass, 50± Acres

Oxford County, Maine, AC +/-

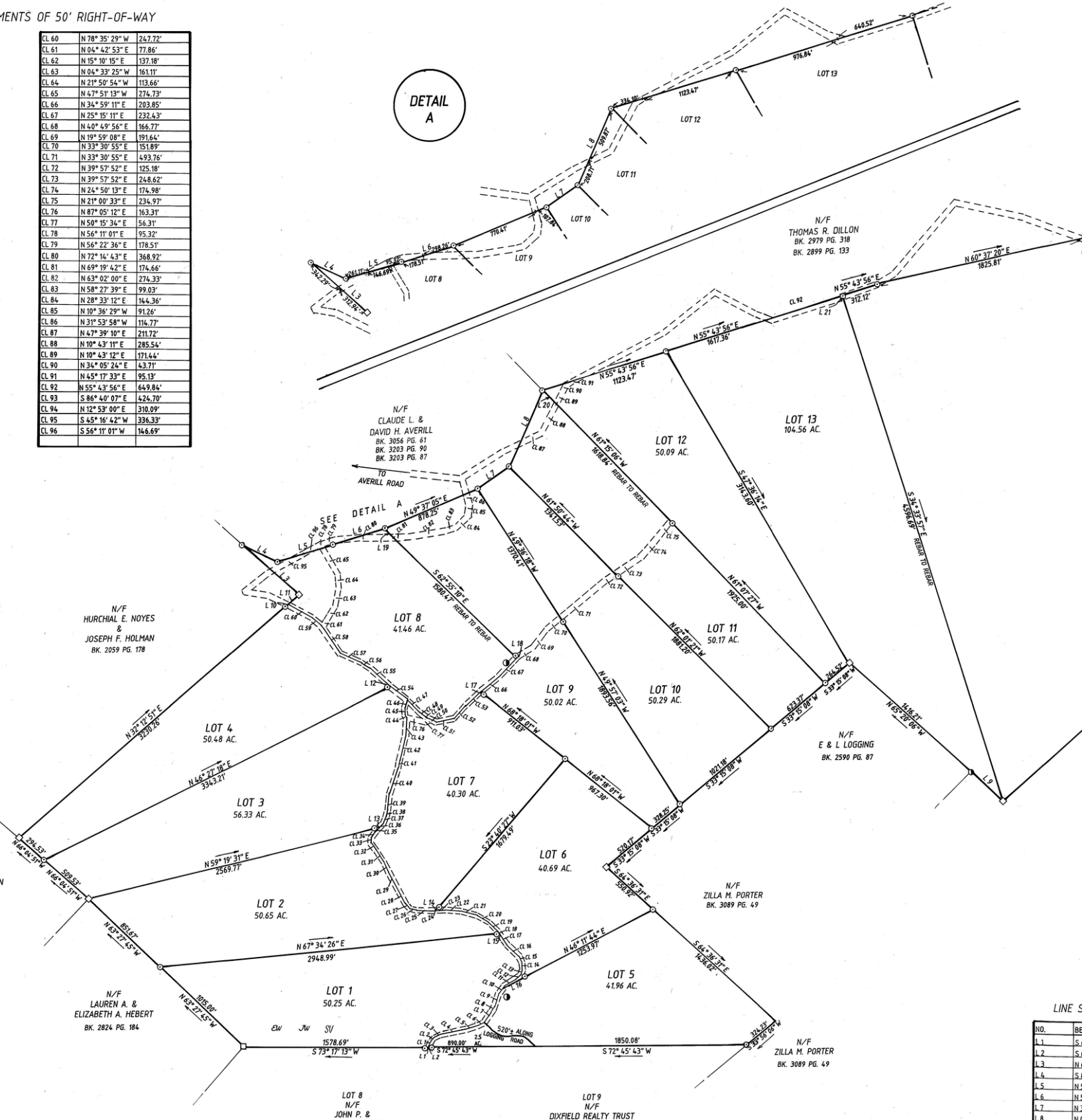


Boundary

MENTS OF 50' RIGHT-OF-WAY

CL 60	N 78° 35' 29" W	247.72'
CL 61	N 04° 42' 53" E	77.86'
CL 62	N 15° 10' 15" E	137.18'
CL 63	N 04° 33' 25" W	161.11'
CL 64	N 21° 50' 54" W	113.66'
CL 65	N 47° 51' 13" W	274.73'
CL 66	N 34° 59' 11" E	203.85'
CL 67	N 25° 15' 11" E	232.43'
CL 68	N 40° 49' 56" E	166.77'
CL 69	N 19° 59' 08" E	191.64'
CL 70	N 33° 30' 55" E	151.89'
CL 71	N 33° 30' 55" E	493.76'
CL 72	N 39° 57' 52" E	125.18'
CL 73	N 39° 57' 52" E	248.62'
CL 74	N 24° 50' 13" E	174.98'
CL 75	N 21° 00' 33" E	236.97'
CL 76	N 87° 05' 12" E	163.31'
CL 77	N 50° 15' 34" E	56.31'
CL 78	N 56° 11' 01" E	95.32'
CL 79	N 56° 22' 36" E	178.51'
CL 80	N 72° 14' 43" E	368.92'
CL 81	N 69° 19' 42" E	174.66'
CL 82	N 63° 02' 00" E	276.33'
CL 83	N 58° 27' 39" E	99.03'
CL 84	N 28° 33' 12" E	144.36'
CL 85	N 10° 36' 29" W	91.26'
CL 86	N 31° 53' 58" W	114.77'
CL 87	N 47° 39' 10" E	211.72'
CL 88	N 10° 43' 11" E	285.54'
CL 89	N 10° 43' 12" E	171.44'
CL 90	N 34° 05' 24" E	43.71'
CL 91	N 45° 17' 33" E	95.13'
CL 92	N 55° 43' 56" E	649.84'
CL 93	S 86° 40' 07" E	424.70'
CL 94	N 12° 53' 00" E	310.09'
CL 95	S 45° 16' 42" W	336.33'
CL 96	S 56° 11' 01" W	146.69'

DETAIL A



ND

INCH CAPPED REBAR SET (PLS #1160)

INCH REBAR FOUND

POST FOUND

PIT LOCATION

OR FORMERLY

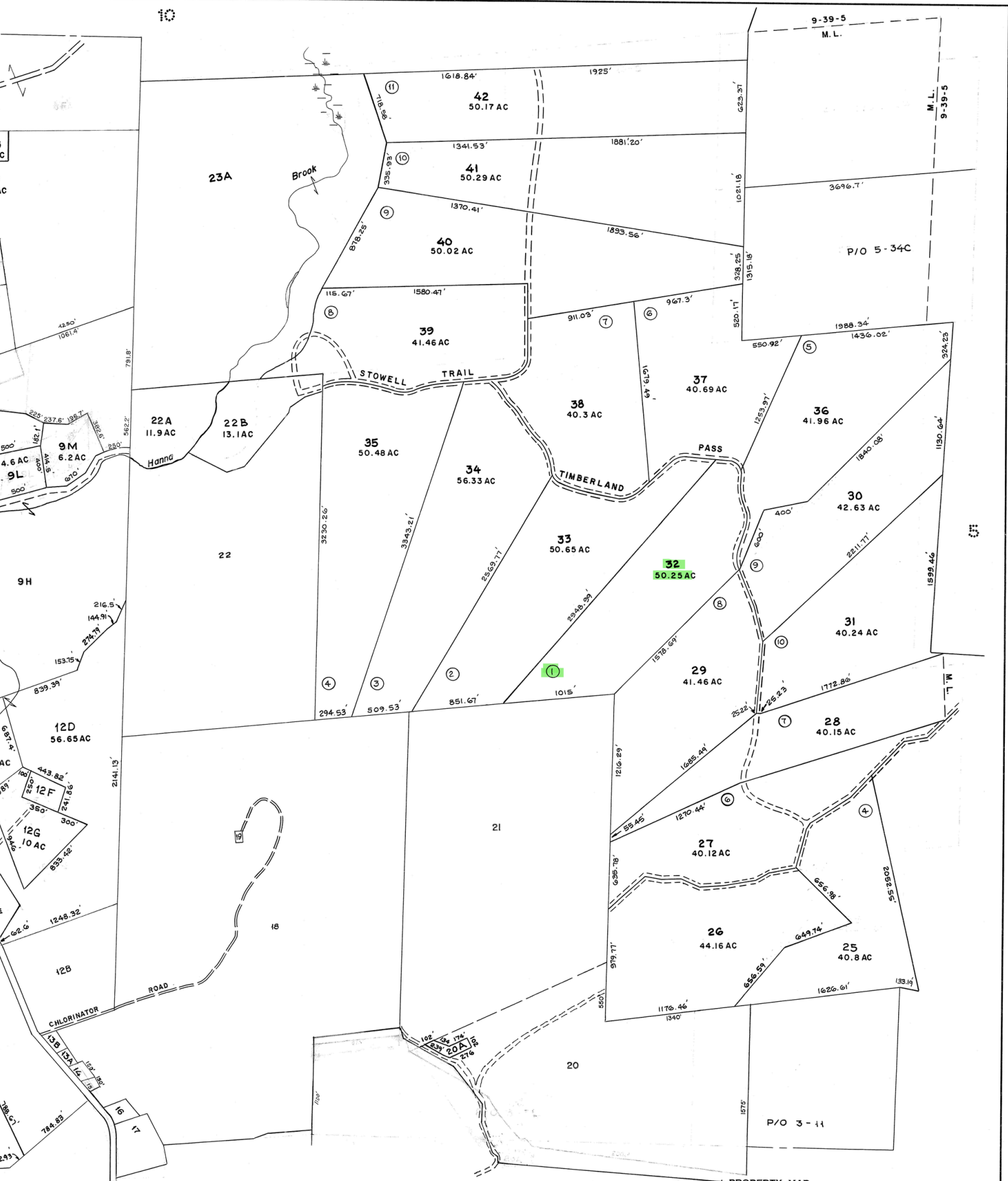
SEE REVISED PLAN "GPS SURVEY PLAN FOR DIXFIELD REALTY TRUST" BY ACME ENGINEERING & DESIGN, INC. DATED APRIL 10, 2002

REGISTRY OF DEEDS

COUNTY Orford
DATE February 20 2003
TIME 9:35 AM
PLAN BOOK PAGE 44 35-32
FILE NO.
REGISTRAR'S ATTEST: Jane C. Reed

LINE S

NO.	BE
L.1	S
L.2	S
L.3	N
L.4	S
L.5	N
L.6	N
L.7	N
L.8	N
L.9	N
L.10	N
L.11	N
L.12	N
L.13	N
L.14	S
L.15	N
L.16	N
L.17	N
L.18	S
L.19	S
L.20	N
L.21	S



PROPERTY MAP
TOWN OF DIXFIELD
 OXFORD COUNTY, MAINE

JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 500 ± FEET APRIL 1, 1957

PROPERTY LOCATED AT: Lot 1 Timberland Pass (M6 L32), Dixfield, ME 04224

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

~~If Yes: Are tanks in current use? Yes No Unknown~~

~~If no longer in use, how long have they been out of service? _____~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown~~

~~Are tanks registered with DEP? Yes No Unknown~~

~~Age of tank(s): _____ Size of tank(s): _____~~

~~Location: _____~~

~~What materials are, or were, stored in the tank(s): _____~~

~~Have you experienced any problems such as leakage: Yes No Unknown~~

Comments: Sellers have no knowledge of any underground storage tanks

Source of information: Sellers

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Sellers have no knowledge of other hazardous materials

Source of information: Sellers

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ Page 1 of 3 Seller Initials EW JW SV

PROPERTY LOCATED AT: Lot 1 Timberland Pass (M6 L32), Dixfield, ME 04224

SECTION II – GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Rights of way and easements

Source of information: Deed and Sellers

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? Land Owners

Road Association Name (if known): None- informal

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: Per town

Source of information: Sellers

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: Last divided in 2001

Source of information: Deed and Sellers

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: Tree Growth - All 50 acres

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional Information: None

Buyer Initials _____

Seller Initials EW JW SV

PROPERTY LOCATED AT: Lot 1 Timberland Pass (M6 L32), Dixfield, ME 04224

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Jacqueline Williams 06/03/2024
SELLER DATE
Jacqueline P. Williams

Edward Williams 06/03/2024
SELLER DATE
Edward R. Williams

Scott Vail 06/03/2024
SELLER DATE
Scott C. Vail

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT **Damon J. Thomas**
80 Avery Road, Wellfleet, Massachusetts 02667

for consideration paid

grant to **Scott C. Vail**
25 Overington Avenue, Marlton, New Jersey 08053
a 50% interest, in common and undivided;

and **Edward R. Williams**
12 Morse Road, Wayland, Massachusetts 01778;
a 25% interest, in common and undivided;

and **Jacqueline P. Averill**
121 Morse Road, Wayland, Massachusetts 01778
a 25% interest, in common and undivided,

with **WARRANTY COVENANTS**,
the land in the Town of Dixfield, County of Oxford and State of Maine.

A certain lot or parcel of land situated in the Town of Dixfield, County of Oxford and State of Maine, being **Lot #1** as shown on a certain plan entitled "**G.P.S. Survey of land of Holman Mountain Land Company, Inc.**" prepared by Acme Engineering & Design, Inc. and recorded in the Oxford County Registry of Deeds as File #3532 (incorrectly referenced in a prior deed as Plan 3535).

The property herein conveyed contains 50.25 acres and is a portion of the premises as conveyed to Holman Mountain Land Company, Inc. by Quit Claim Deed with Covenants from Thomas R. Dillon, dated October 25, 2002 and recorded in the Oxford County Registry of Deeds in Book 3203, Page 97,

Being precisely the same premises as conveyed to Damon J. Thomas by Warranty Deed of Holman Mountain Land Company, Inc., dated September 23, 2003 and recorded in the Oxford County Registry of Deeds in Book 3383, Page 37, and is more particularly bounded and described on **Exhibit A**, attached hereto.

WITNESS my hand this 18 day of June, 2012.

[Signature]
witness

[Signature]
Damon J. Thomas

Commonwealth of Massachusetts
County: Barnstable

June 18, 2012

Personally appeared the above named **Damon J. Thomas** and acknowledged the foregoing to be his free act and deed.

Before me,

[Signature]
Notary Public



JENNIFER JONES-KISH
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 15, 2013

Printed Name: Jennifer Jones-Kish
My Commission Expires: November 15, 2013

MAINE REAL ESTATE
TRANSFER TAX PAID

Exhibit A
Warranty Deed from Damon J. Thomas
to Scott Vail, Edward Williams & Jacqueline Averill

A certain lot or parcel of land situated in the Town of Dixfield, County of Oxford and State of Maine, being **Lot #1** as shown on a certain plan entitled "**G.P.S. Survey of land of Holman Mountain Land Company, Inc.**" prepared by Acme Engineering & Design, Inc. and recorded in the Oxford County Registry of Deeds as File #3532.

The above referenced property is conveyed together with the following easements and rights of way:

1. A right of way or easement 50 feet in width, being 25 feet on each side of the centerline of the existing logging road as now used, for all purposes, including the provision of utility services, leading northwesterly from U.S. Route 2 across land now or formerly of Wendell E. Palmer and M. Ellen Palmer and land now or formerly of William C. Porter, Jr. to and across land now or formerly of Dixfield Realty Trust to and across land of Holman Mountain Land Company, Inc. The right of way over land of Dixfield Realty Trust is shown on Plan #3415 and connects with the right of way shown on the said Plan #3532. Reference is made to a Warranty Deed from Dixfield Realty Trust to Holman Mountain Land Company, Inc., which said deed is recorded in the Oxford County Registry of Deeds in Book 3257, Page 238.
2. A private right of way or easement 2 rods wide, in common with others who may be granted a similar right of way, over existing woods roads crossing land of Claude L. Averill and David H. Averill for access only to Averill Road. This easement is subject to the rights of said Averill to erect and maintain gates to prevent use by the general public of the granted easement which is more particularly described in Book 3203, Page 97 and as shown on said Plan #3532.
3. A right of way or easement, 50 feet in width, in common with others and for all purposes over the roadways as shown on said Plan #3532.

Excepting and reserving a right of way and easement, for all purposes, in common with others, over that portion of the right of way running along the easterly boundary of Lot #1 as shown on said Plan #3532 for access to remaining lands of Holman Mountain Land Company, Inc. (All rights of way on property of Holman Mountain Land Company, Inc. are 50 feet wide.)

The property herein conveyed contains 50.25 acres and is a portion of the premises conveyed to Holman Mountain Land Company, Inc. by Quit Claim Deed with Covenants from Thomas R. Dillon, dated October 25, 2002 and recorded in the Oxford County Registry of Deeds in Book 3203, Page 97.

###

Received
Recorded Register of Deeds
Jul 06, 2012 02:22P
Oxford East County
Patricia A. Shearman

EW JW SV



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, Previous Client